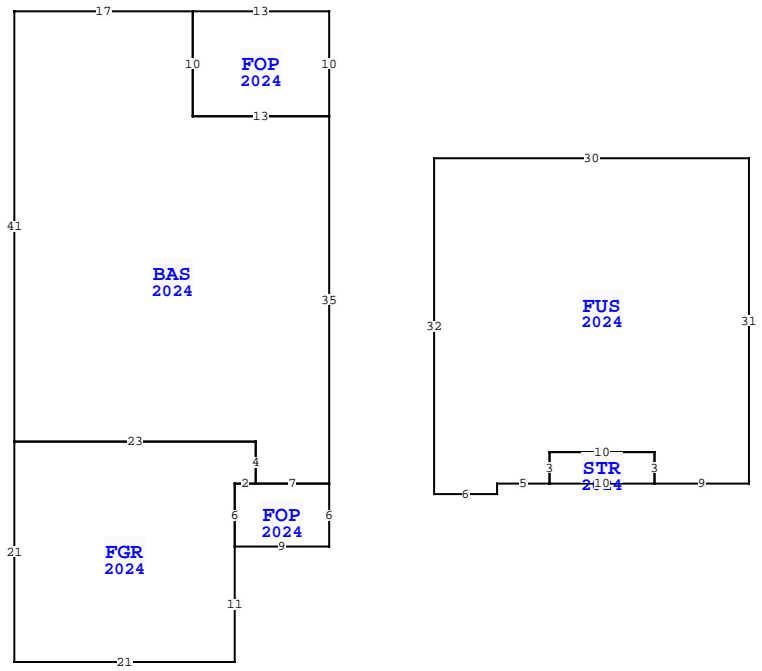


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0 100	
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,128	100	2024
FGR	449	55	2024
FOP	54	30	2024
FOP	130	30	2024
FUS	906	100	2024
STR	30	10	2024
TOTALS	2,697		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2024 Heated Area: 2034 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			274,856
TOTAL MARKET OB/XF VALUE			3,198
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			343,054
SOH/AGL Deduction			16,984
ASSESSED VALUE			326,070
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			270,348
TOTAL JUST VALUE			343,054
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002321	CO ISSUED	0	02/22/2023
22010120	NEW CONSTR	334,175	07/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2623/0341	2/24/2023	WD	Q	I	01	380,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WILLIAMSON TIMOTHY						
2574/0950	6/24/2022	SW	Q	V	05	1,843,300
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES		75645 BLACKBIRD DR, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0 100

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
615.00	SF	5.20	5.20	100	2024	2023		100	3,198	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=0,58] E23 S4 E7 N35 W13 N10 W17 S41 \$	
FUS=[YR=2024;ORIG=40,31] E30 S31 W9 N3 W10 S3 W5 S1 W6 N32 \$	
FGR=[YR=2024;ORIG=23,58] W23 S21 E21 N11 N6 E2 N4 \$	
FOP=[YR=2024;ORIG=17,27] E13 N10 W13 S10 \$	
FOP=[YR=2024;ORIG=21,62] S6 E9 N6 W7 W2 \$	
STR=[YR=2024;ORIG=61,59] W10 S3 E10 N3 \$	

LAND DESCRIPTION		TOTAL OB/XF 3,198																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							